



11 Primrose Close, Scarning

Minors & Brady



11 Primrose Close

Scarning, Dereham

Move straight in and enjoy modern, low-maintenance living. This well-presented two-bedroom mid-terraced home offers a superb blend of comfort, practicality and recent upgrades, making it an ideal choice for first-time buyers, downsizers or investors. Improved with modern Economy 7 heating, a stylish shower room and a new front door, the property is ready to enjoy from day one. A standout feature is the fully insulated garden room, providing valuable additional living or working space throughout the year. Complete with private gardens and off-road parking, this attractive home is tucked away within a popular cul-de-sac on the edge of Dereham.

- Well-presented two-bedroom mid-terraced home in a popular cul-de-sac location
- Ideal first-time purchase, downsize or buy-to-let investment opportunity
- Spacious lounge/dining room measuring over 17ft in length
- Fully insulated garden room offering versatile additional living space
- Modern shower room fitted with a contemporary suite
- Recently upgraded with modern Economy 7 heating and a new front door
- Two well-proportioned bedrooms, including a principal bedroom with fitted storage
- Private front and rear gardens ideal for relaxing and entertaining
- Off-road parking providing convenient everyday practicality
- Within easy reach of Dereham town centre, local amenities and Neatherd Moor walks



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The Location

Primrose Close enjoys a convenient position within the popular market town of Dereham, offering the perfect balance of peaceful residential living and easy access to everyday amenities. A particular highlight of the location is its proximity to the town centre, with a wide range of shops, supermarkets, cafés, restaurants and essential services all within a short walk, making day-to-day living both practical and convenient.

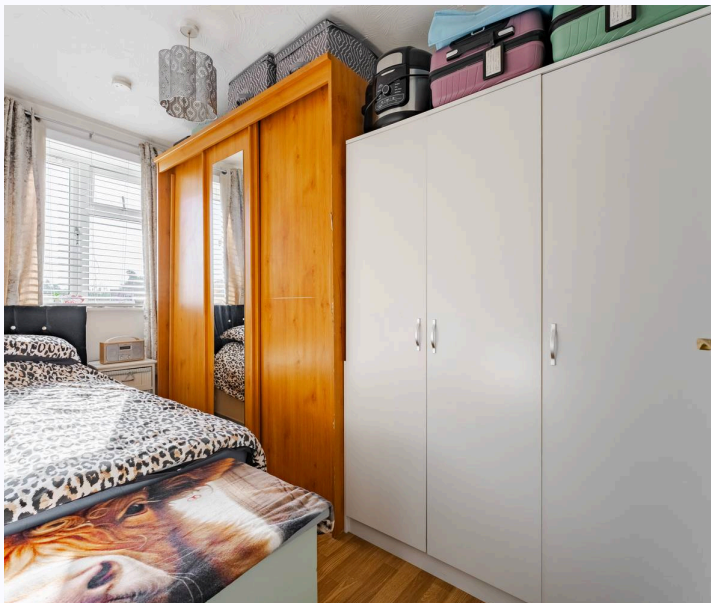
Dereham is a thriving Norfolk market town that continues to grow in popularity thanks to its excellent range of facilities. Residents benefit from everything required for modern living, including supermarkets, independent retailers, healthcare services, leisure facilities and a regular market, all contributing to a strong sense of community.

Families are well catered for, with a selection of schools serving a variety of age groups located within and around the town. Dereham has long been regarded as an attractive choice for families seeking access to education alongside excellent local amenities.

For those who enjoy the outdoors, the town is surrounded by attractive Norfolk countryside, with numerous walking routes, green spaces and recreational opportunities nearby. Neatherd Moor, one of the area's most valued open spaces, is also within easy reach and is popular with walkers, runners and nature enthusiasts.



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Situated within a popular cul-de-sac on the edge of Dereham, this well-presented two-bedroom mid-terraced home offers thoughtfully improved accommodation, private gardens and off-road parking. Having benefited from a number of recent upgrades, including a new front door, modern Economy 7 heating and a contemporary shower room, the property is ideal for first-time buyers, downsizers or investors seeking a move-in-ready home.

The accommodation extends to approximately 677 sq. ft. (stms) and begins with an entrance hall providing useful storage and access into the main living space. The generous lounge/dining room is a bright and welcoming area measuring over 17ft in length, offering ample space for both relaxation and entertaining. Stairs rise to the first floor, whilst the open feel of the room creates an excellent central hub for everyday living.

Positioned to the front of the property, the kitchen is fitted with a range of storage units and work surfaces, providing a practical environment for day-to-day cooking. The layout makes excellent use of the available space and enjoys a pleasant outlook to the front.

To the rear, the property benefits from a superb garden room measuring approximately 9'4" x 12'1". Fully insulated, this versatile space greatly enhances the accommodation and can be utilised as a home office, hobby room, dining area, additional reception space or a peaceful retreat overlooking the garden throughout the year.

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The first floor comprises two well-proportioned bedrooms. The principal bedroom enjoys fitted storage, whilst the second bedroom offers flexibility for guest accommodation, a nursery or home working. Serving the bedrooms is a stylish modern shower room, fitted with a contemporary suite and designed with practicality in mind.

Outside, the property enjoys both front and rear gardens, providing areas for outdoor seating, planting and general enjoyment. The rear garden offers a private setting and complements the internal accommodation perfectly. Off-road parking adds further convenience, making this an attractive package for a wide range of buyers.

Agent's Note

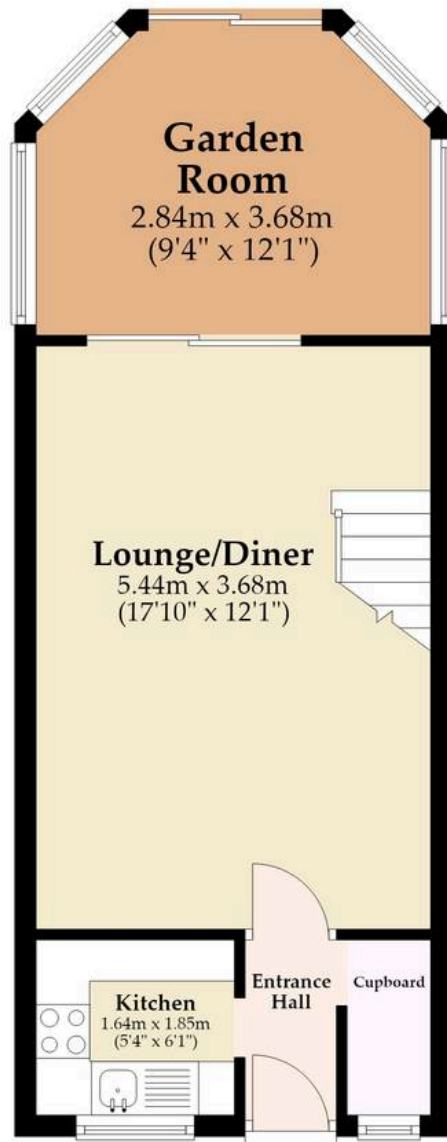
This property will be sold freehold and connected to mains water, electricity and drainage.



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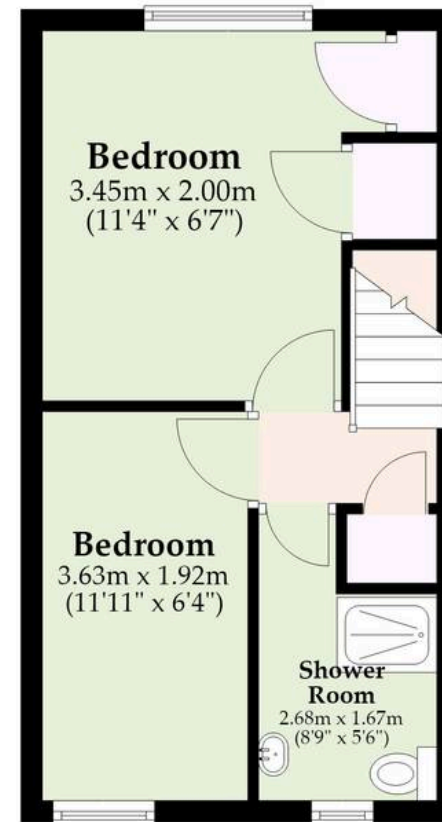
Ground Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.5 sq. feet)



Total area: approx. 62.9 sq. metres (676.6 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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